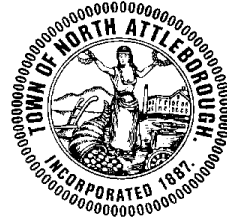


Michael Lennox, Chairman
Keith Lapointe, Vice-Chairman
Patrick Reynolds
Patrick Sullivan
Justin Paré



R01-19-A-017
TOWN OF NORTH ATTLEBOROUGH
BOARD OF SELECTMEN
43 South Washington Street
North Attleborough MA 02760
508-699-0100

Michael H. Gallagher, Town Administrator

Narrative Information Sheet

1. Applicant Identification: Town of North Attleborough, 43 South Washington Street, North Attleborough, MA 02760
2. Funding Requested:
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$300,000
 - c. Contamination: Hazardous Substances and Petroleum
3. Location: North Attleborough, Bristol County, Massachusetts
4. Property Information for Site-Specific Proposals: N/A
5. Contacts:
 - i. Project Director: Michael Gallagher, Town Administrator, North Attleborough Town Hall, 43 South Washington Street, North Attleborough, MA 02760. Mr. Gallagher can be reached via telephone at (508) 699-0100, fax (508) 643-1268, or email mgallagher@nattleboro.com
 - ii. Chief Executive/Highest Ranking Official: Michael Gallagher, Town Administrator (contact information above)
6. Population: 28,712
7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2
The priority site(s) is in a federally designated flood plain.	1,2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from State Authority: ATTACHED



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

January 3, 2019

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: **STATE LETTER OF ACKNOWLEDGMENT**
Town of North Attleborough, Brownfield Assessment Grant Funding

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Town of North Attleborough (Town) under the Fiscal Year 2019 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. Funding from EPA will further support the Town's efforts to facilitate the assessment, cleanup, and redevelopment of contaminated sites within the community, particularly within the Downtown area.

On January 23, 2015 Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects, including Brownfields. The Town's compact was signed on April 21, 2016, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Paul Locke
Assistant Commissioner, Bureau of Waste Site Cleanup

cc: Michael Gallagher, Town Administrator, Town of North Attleborough
Tracey Costa, LSP, Ransom Environmental
John Handrahan, Brownfield Coordinator, MassDEP Southeast Regional Office

This information is available in alternate format. Call the MassDEP Diversity Office at 617-556-1139. TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

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Downtown Target Area

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (30 Points)

1. a. Target Area and Brownfields (15 points)

1.a.i. Background and Description of Target Area (5 points)

The Town of North Attleborough is a small, proud town located in southeastern Massachusetts, with a history of **textile and jewelry factories**, the majority of which were located along the **Ten Mile River**, which flows through the target area, and left behind a legacy of contamination. From the 18th to 20th centuries, these factories provided jobs, spurred growth of businesses, and sustained the livelihood of the Town. Located in Bristol County, the Town is struggling and unable to maintain essential services due to a declining tax base, continued budget cuts, crime, foreclosures, and abandoned contaminated Brownfields sites. We are a state-designated **Economic Target Area (ETA)** and **Economically Distressed Area (EDA)**, due to job loss and business closures. Over the last 40 years, the factories that provided jobs and their clustered housing for their workers, walked away and left behind decrepit, dangerous, contaminated properties in our 2 square mile **Downtown target area**. Since the departure of these factories, the Town has suffered from job loss, reduced tax base, budget cuts, crime, and a legacy of Brownfields contamination. Children are forced to walk past these sites on their way to the five schools in the target area. The target area is located within a **state-designated Environmental Justice (EJ) Community**¹. Our low income and minority populations reside amongst this blight, in mainly older, multi-family rental housing. Crumbling buildings, with flaking and friable hazardous materials pose a threat to the health of the children, elderly, veterans, and women of child-bearing age in the target area. Underground plumes of contaminated waste threaten indoor air of the surrounding homes, and the **contaminated Ten Mile River continues to flood the Downtown**, along with the threat of 4 high hazard dams along the river. Unless assessed and remediated, the Brownfields sites will continue to disintegrate, pollute and hinder our plans to improve the health, livelihood and the future of the target area and spur ongoing revitalization.

1.a. i.i. Description of the Priority Brownfields Sites (10 points)

According to MassDEP², the number of state-listed release sites in the Town of North Attleborough is 189 with over 80 known releases in the 2-square mile target area. Housing parcels in the target area are less than ¼ acre in size and clustered among the 30+ Brownfields sites. Furthermore, since these Brownfields sites are **located within a floodplain**, we are concerned that the Ten Mile River, **which floods the Downtown**, will spread the heavy metals in river sediments from the old jewelry factories and releases from the surrounding Brownfields sites will continue to pollute the river. Sensitive populations, especially children, women of child-bearing age, elderly, minorities and low-income residents, experience a heightened exposure risk to contaminants from the surrounding Brownfields sites. Crumbling factory buildings, along with fill material may be contaminated with of asbestos, PCBs, lead paint, coal ash, wood ash and polycyclic aromatic hydrocarbon (PAH) contamination. The Town has established the following **Brownfields priority sites** to dovetail with our **Downtown Revitalization Plan**. There are also several gas station sites with threats of petroleum releases in the target area.

Webster Mill (a.k.a. the George Webster Silver Company) is a 1.6-acre state-listed release site located in the heart of the target area and has been an eyesore for over 20 years. In the late 1800s, the facility produced jewelry and silverware. Located on the Ten Mile River, there is a potential of metals contamination to river sediments. There is a dangerous, 40,000 square foot (SF) 130-

¹ EJ data from 2010 Census based upon demographic criteria developed by the Mass. Executive Office of Energy and Environmental Affairs

² Massachusetts Department of Environmental Protection

Downtown Target Area

year old multistory collapsing building with potential hazardous building materials and known chlorinated solvent contamination. MassDEP recently performed assessment activities within the immediate area of the site and discovered a release of chlorinated solvents, which threatens nearby residences. Without intervention, the building will continue to disintegrate and potentially release suspect friable asbestos to the surrounding residential neighborhood and river and is also a danger to trespassers, including neighborhood children. The owner does not have the resources to maintain the property and is seeking opportunities to redevelop the site for residential use. The Assessment Grant will provide a path forward towards cleanup and site redevelopment.

Ferrara Manufacturing: Located directly across from Webster Mill on over 1.5 acres, is an abandoned 30,000-SF building and was used for jewelry manufacturing for over 100 years. This Brownfields site lies fallow, due to unknown contamination associated with its history, which is preventing development. The Town is concerned about potential environmental threats to surrounding residences and the nearby river and trespassing. Assessment of this site will uncover “environmental unknowns” and propel the site towards beneficial reuse.

ABC Vacuum Building: An abandoned and dilapidated 120-year old mill building sits on a 1-acre property located on the Ten Mile River and was used for jewelry manufacturing. Located on a busy intersection in the target area, passersby are reminded of the decay in our neighborhoods and criminals see an opportunity for mischief. As a prime location in the Downtown, the Town envisions this property for mixed use. However, Assessment is desperately needed to evaluate the environmental impacts of historic manufacturing on the site and the adjacent river.

1.b. Revitalization of the Target Area (9 points)

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans (5 points)

The target area encompasses the two tracts in the Town designated as federal **Opportunity-Zones**³, to drive tax-advantaged private investment. The Town provides **District Improvement Financing (DIF)** and **Tax Increment Financing (TIF) Programs**⁴ for redevelopment in the target area. Planning efforts to revitalize the target area include the 2014 Master Plan, 2016 Housing Production Plan, 2015 Capital Improvements Plan, 43D Priority Development Site Permitting Guide, 2014 Ten Mile River Study, Ten Mile River 5-Year Action Plan, 2012 Comprehensive Wastewater Management Plan, Downtown Renovation Project, 2018 Complete Streets⁵ Needs Assessment & Prioritization Plan, Downtown Streetscape Improvement Plan (under public review), 2017 Historic Preservation Plan and Downtown Revitalization Plan (currently underway). The Town designated a Transit-Oriented District (TOD) in the target area to stimulate revitalization and improve transportation options for residents and workers and to link buses and pedestrians to the commuter rail in the two abutting municipalities. **Tax Incentives:** The state ETA designation provides the ability for the Town to attract developers using special tax agreements referred to as TIF or special tax assessments (STAs) that provide substantial tax relief. **Streamlined Permitting:** The Town passed M.G.L.⁶ Chapter 43D in July 2014, which allows the Town to designate areas as Priority Development Sites (PDS) to encourage community and economic development. This tool provides a standardized, transparent and efficient process for municipal permitting; guarantees local permitting decisions on priority development sites within 180 days; and, increases visibility of

³ The U.S Treasury designated two Opportunity Zone Tracts in N. Attleborough in May 2018

⁴ District Improvement Financing (DIF) and Tax Increment Financing (TIF) are economic tools that promote redevelopment by use of public/private partnerships. TIF offers tax breaks to developers, while DIF channels tax dollars into targeted redevelopment districts.

⁵ Complete Streets are roadways or streets that safely and comfortably accommodate all users, regardless of age and ability or mode of transportation

⁶ Massachusetts General Law

Downtown Target Area

the community and promotes development opportunities for targeted site(s). **Sustainable Development:** The priority Brownfields sites are being considered for market rate and affordable housing rentals above street level retail, which will incorporate sustainable design. As outlined in our Master Plan, revitalization of the target area will incorporate sustainability standards in the zoning by-laws; “Green” building practices by encouraging energy efficiency and ensure that projects are planned, designed, constructed and managed to minimize adverse environmental impacts. We will strive to incorporate sustainable energy as part of redevelopment, in partnership with our local power utility (North Attleborough Electric). Solar energy will be advocated for new building development (roof installations) and potentially ground-level solar panels. The Planning Board, through site plan review and subdivision control, has been applying Low Impact Development techniques to help with water and drainage issues. The Town recently adopted an **Environmentally Friendly Open Space Design Bylaw** to protect green space. **Expanded parking:** Due to the lack of parking in the Downtown, the Town, with assistance from the Downtown Associates of North Attleborough (DANA) and Downtown North Attleborough Businesses, are exploring entering into long-term lease agreements with several property owners to create a shared public parking location which will support commerce and revitalization activities in the target area. **Recent successes:** Recent revitalization successes include the construction of a 193-unit mixed use residential and commercial development, anticipated to generate \$500K annual tax revenue. This site was the former Balfour Jewelry Brownfields site. This site is considered a keystone project for the Downtown revitalization and is part of the TOD with GATRA⁷ for passenger buses. Sixty-six units of *workforce rental housing* at “Jewel Crossing” was completed in Spring 2018. Jewel Crossing is in the target area and is situated on the site of a former jewelry factory. Jewel Crossing houses low-to-moderate income individuals.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy (4 points):

Promote private investment and new opportunities for jobs, affordable, market-rate and veterans housing, recreation, transportation; increase in tax revenue; increase in real estate values in the target area; and improved health & welfare⁸. **Ten Mile River Improvements:** The Town performed a 2014 study to address *solutions to the flooding issue* and anticipate dredging of the river within the next 12 months, with an objective of *public access to the river for recreation*. **Job Creation:** Revitalization of the former Balfour Jewelry Brownfields site expects to create over 300 temporary/full time jobs in construction, retail employment, property management. **Cleanup Plans** to mitigate impacts to soil, groundwater, indoor air, surface water, sediment and the drinking water supply⁹. **Infrastructure Upgrades:** The Town is implementing a road repavement program in the target area with infrastructure upgrades to the Town’s water and sewer lines; Design of new parking areas, to promote park and drive programs space to visitors and workers; Improve walkable connections to existing amenities link to new activity to existing assets, including the TOD improvements; Opportunities for sustainable development, like incorporating solar energy. **Housing:** As outlined in the Master Plan, the Town needs more affordable housing units to meet its 10% year-round set-aside for low- and moderate-income residents¹⁰ and anticipate 300 new units of affordable housing. Health enhancement of the

⁷ The Greater Attleboro-Taunton Regional Transit Authority

⁸ Meets EPA Strategic Plan Objective 1.3-Revitalize Land and Prevent Contamination

⁹ Meets EPA Strategic Plan Objective 1.3-Revitalize Land and Prevent Contamination

¹⁰ In Massachusetts, for communities that have less than 10% affordable housing, Chapter 40B allows private developers who construct affordable housing to circumvent local zoning and subdivision control regulations through the Comprehensive Permit process. This process allows developers to submit a single application to the Zoning Board of Appeals and requires that the

Downtown Target Area

community will be accomplished by pedestrian and bicycle access and facilities, along with improvement of sidewalk connectivity.

1.c. Strategy for Leveraging Resources (6 points)

1.c.i. Resources Needed for Site Reuse (4 points): We have several options to leverage funding to support cleanup and redevelopment of Brownfields sites after assessment and for revitalization. In 2014, the Town was awarded a \$1.3M MassWorks infrastructure grant, which has been applied to improvements in the target area-We are eligible to apply for additional funding. The Town has been allotted \$802K in Chapter 90 FY'19 state local transportation funding, some of which will be used to enhance the target area. We will also utilize DIF and TIF funding mechanisms and the Opportunity Zone designation to encourage private investment. We will work with developers to seek state Brownfields, historic and energy tax credits. The Town anticipates that it will apply for state CDBG funding and can apply on behalf of a developer or property owner. The Town will also leverage funding for affordable housing development through the state's Department of Housing and Community Development (DHCD), which is available for both the Town and developers. Recently, the North Attleborough Electric Utility was awarded \$12.5K state funding to assist with local clean energy projects, some of which may be allocated to the revitalization. Every effort will be made in order to financially supplement the EPA Brownfield Assessment Grants and expand the program. In 2015, the Town successfully leveraged \$190K in Brownfields Assessment funding for the 70-acre Courtois Sand & Gravel Brownfields site, which was funded by MassDevelopment¹¹. The Town expects to apply for additional MassDevelopment Brownfields Cleanup funding (up to \$100K in Assessment and \$500K in Cleanup funding per site). The Town recently leveraged \$500K to match state funding for flooding improvements.

1.c.ii. Use of Existing Infrastructure (2 points): The target area is connected to public water, separate sewer and stormwater utilities, along with electric, natural gas, and communications (i.e., cable, high-speed internet). The majority of these utilities in the target area are located underground, which provides additional security and reduction in potential outages during storm events. Water main and gas line upgrades were recently completed. We will implement the Ten Mile River dredging project to improve drainage and reduce flooding in the target area. New development is anticipated to utilize and improve existing infrastructure, along with upgrading stormwater discharges. New water mains will be installed to support redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (20 Points)

2. a. Community Need (12 points)

2.a.i. The Community's Need for Funding (3 Points): There are over 1,000 properties in the community with unpaid taxes totaling over \$1.7M. Lost tax revenue for the **priority Brownfields sites** is close to **\$10M**, which represents both lost back taxes and lost redevelopment opportunities, due to contamination. In addition to foreclosures, there are 65 vacant community properties.¹² *Assessment, cleanup and redevelopment of these sites will foster redevelopment and increase tax revenues.* We are getting less in state aid, and more reliant on property taxes, which account for 61% of community income and state aid is 29%, which places a financial burden on residents in the target community. Voters turned down a Proposition 2½ tax¹³ override in April 2015, that would have generated more revenue for the community. The

application must be approved unless it presents serious health or safety risks. A project must contain at least 25% affordable housing to be eligible for a Comprehensive Permit.

¹¹ MassDevelopment is the state's development and finance agency and provides Brownfields funding

¹² Zillow.com foreclosure listings Jan 2019

¹³ Proposition 2½ (Mass. Gen. L. c. 59, § 21C) is a Massachusetts statute that limits property tax assessments and secondarily, automobile excise tax levies by Massachusetts municipalities. The name of the initiative refers to the 2.5% ceiling on total property taxes annually as well as the 2.5% limit on property tax increases.

Downtown Target Area

result was a 4% cut from a “leveled services budget,” or what the departments needed to keep services at their current levels. We were forced to close the Allen Ave. Elementary school, which redistricted many of the students in the target area. Over 40 students opted to go to Tri-County Regional High School, resulting in an increase of almost \$600K that the community has to pay for the high school, an increase of almost 20%. Town voters approved a \$6.5M Proposition 2½ override in April 2018. The additional funding has benefited many Town services, but even with the additional funding, many departments are still inadequately funded. The community has not recovered since losing its industrial tax base, due to the departure of the textile and jewelry industry over the last 40+ years. Our FY’18 budget included a 10% decrease in veterans’ benefits. *Increased tax revenue from the revitalization efforts will allow the Town to fund these programs.* There is a 5-7 year waiting list for family housing with two years for emergencies. We are not an entitlement community, which requires our grant funding to come through a competitive application process.

2.a.ii. Threats to Sensitive Populations (9 Points)

(1) Health or Welfare (3 points)¹⁴: *Environmental justice (EJ)* concerns are very real. North Attleborough’s poorest and minority residents and sensitive populations live amongst blighted, neglected, Brownfields sites in the target area, which detrimentally affect the wellbeing of the community. The percentage of minorities (Black, Hispanic and Asian) in the target area (17.9%) is higher than Town (7.5%) and state (16.8%). Elderly populations in the target area (17.9%)¹⁵ exceed Town (10.8%), state (14.4%) and national (14.9%) percentages. Percentage of women of child-bearing age (54.2%) exceeds Town (45.4%), state (24.7%) and national (46.1%) rates. The percentage of veterans in the target area (7.8%) exceed Town (5.9%) and state (5.2%). *The Brownfields program is anticipated to facilitate community outreach in the target area by identifying and connecting families and individuals in need with community health resources, including education and access to care. New affordable housing will replace aging, crowded, unhealthy residential buildings. The heroin epidemic in the target area is exacerbated by these sites, which are frequented by drug users. In October 2016, “emergency responders in North Attleboro spent a dizzying 24 hours attending to five overdoses between Tuesday night and Wednesday morning,” police Captain Joe DiRenzo said. The latest FBI data shows that crime in Town includes over 400 incidents of property crime, most of which occur in the Downtown target area and the opioid overdoses continue to increase each year*¹⁶. *These conditions will be improved by redeveloping blighted properties and increasing visibility with civic participation and safety improvements.* **(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (3 points)**: There is evidence of heightened levels of disease in the Town and target area. According to the Massachusetts Department of Public Health (DPH), incidents of **bladder cancer, larynx cancer and melanoma** in North Attleborough are higher than the state average¹⁷. **Asthma rates** amongst children in the target area are statistically significantly higher than state rates¹⁸, which can be perpetuated by volatile organic compounds (VOCs), including solvents and petroleum, along with dust and debris. Rates of **cardiovascular mortality, bacterial pneumonia, low birthweight, and cancer** in Town exceed state rates¹⁹. *Assessment of Brownfields sites will*

¹⁴ Data was obtained from the US Census, American Factfinder, Commonwealth of Mass. Executive Office on Labor and Workforce Development, Bureau of Labor Statistics and EPA EJSCREEN. Census Block Group 630400-3 in Bristol County

¹⁵ Coincidentally, the elderly population and the minority percentages in the target area are the same.

¹⁶ Number of Opioid-Related Overdose Deaths, All Intents by City/Town 2013-2017. Massachusetts DPH

¹⁷ Mass DPH. Observed and Expected Case Counts with Standardized Incidence Ratios, 2006-2010 (run Nov. 2015)

¹⁸ Pediatric Asthma in Massachusetts. Mass. Dept. of Public Health

¹⁹ Mass. Dept. of Public Health Cardiovascular Health Report for North Attleboro

Downtown Target Area

*identify contaminants of concern and include risk characterizations to assess potential risk to human health. These data will be shared with our community health partners. Future Brownfields cleanup will mitigate contaminant exposure to sensitive receptors. Assessed Brownfields sites will be cleaned up, mitigating contaminant exposure to sensitive populations. Furthermore, we will work with our community health partners to identify individuals with health needs that may benefit from affordable housing. (3) **Economically Impoverished/Disproportionately Impacted Populations (3 points):** There is a lower rate of owner-occupied housing in the target area (37.9%), as compared to Town (73.2%) and state (56.1%) and national percentages (56.3%) There is a higher rate of vacant housing units in the target area (19.8%), as compared to town (7%), state (8%), and national (11.6%) percentages, adding to the blight in the target area. The highest population of elderly, veterans, minority, and women of child-bearing age reside in the target area, as compared to Town, state and federal percentages. The population of children in Town exceed state and federal percentages. *Increased revenue is anticipated to increase affordable, veteran and workforce housing and funding for support services. Community engagement will include translators to address job needs, health issues and EJ concerns.**

2.b. Community Engagement (8 points)

2.b.i. Community Involvement (5 points)

We will foster community engagement and integrate revitalization plans with our Partners:

MassDevelopment: Maryellen DeFrias; (508) 678-0533; MDeFrias@Massdevelopment.com <i>Brownfields Assessment/Cleanup funding; Developer financing; Tax credits; Developer RFPs</i>
SRPEDD: Jeffrey Walker, Executive Director; (508) 824-1367; jwalker@srpedd.org ; <i>Provide transportation planning and redevelopment support; Design charrettes</i>
South Eastern Economic Development (SEED) Corporation: Maria Gooch-Smith, Executive Director; (508) 822-1020, x. 314; mgoochsmith@seedcorp.com <i>Provide financing support and interface for new/existing businesses in target area</i>
Paul E. Robitaille American Legion Post #49: Paul V. Follett, Sr., Post Commander; pfollett212@gmail.com ; <i>Provide ongoing outreach to veterans and provide input on needs</i>
North Attleborough Electric Dept.: Peter A. Schiffman, General Manager; (508) 643-6324; pschiffman@naelectric.com ; <i>Provide Infrastructure and renewable energy support</i>
Greater Attleboro Taunton Regional Authority (GATRA); Francis J. Gay, Administrator; (508) 823-8828, x. 220; fgay@gatra.org ; <i>Provide ongoing support in Transportation and TOD</i>

2.b.ii. Incorporating Community Input (3 points): We will build on recent successes conducted for all of our planning processes, including community surveys, forums, steering committees and on-line links and resources. These plans emerged from an ongoing collaborative process involving hundreds of citizens and other stakeholders throughout the community. We will utilize translators, social media, Town and community partner websites and conduct quarterly meetings to keep the community informed. We will also develop and distribute multilingual brochures and exhibit posters (both printed and electronic) to educate the public. We will invite local newspapers, radio and television stations to cover meetings. We will host informational booths at community, governmental and cultural events in the target area.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities (15 Points)

Project Implementation (10 points)

Task 1: Cooperative Agreement Oversight: We will establish a Brownfields Steering Committee and MassDEP and EPA Brownfields staff will be invited. The Assessor will update

Downtown Target Area

the target area inventory of sites and tax-delinquent properties. We will issue a Request for Proposals (RFP) to select a Qualified Environmental Professional (QEP) and prepare required EPA reporting (quarterly reports, ACRES, etc.) and perform general program management. The Committee will initially meet monthly and then quarterly to execute the priorities and direction of the Brownfields Program. Meetings will be open to the public and held in the target area.

Task 2: Community Outreach & Engagement: We will use outreach tools and neighborhood walks, surveys, face-to-face communications, to solicit and generate input. Public meetings will be held to engage the community about the Brownfields process and translators will be utilized to support our multilingual population in the target area. We will prepare site access agreements.

Task 3: Phase I and Phase II Site Assessments: Our QEP will conduct Phase I Environmental Site Assessments (**P1 ESAs**) for each selected eligible site in accordance with the ASTM E 1527-13 Standard. *To maximize funding dollars and consolidate our effort, site reconnaissance, interviews, database reviews and file reviews will be performed simultaneously for multiple properties.* P1 ESA reports will include a summary of “recognized environmental conditions” (RECs), and recommended Phase II ESA (**P2ESA**) activities. **P2ESAs** will include media sampling, lab analysis, and risk assessments. Staff hours include report reviews; interface with community, stakeholders, regulators and property owners.

Task 4: Cleanup and Area-Wide Reuse Planning: Cleanup Plans with integrated Analysis of Brownfield Cleanup Alternatives (ABCAs) will address remedial actions for sites exceeding state (MCP²⁰) regulatory criteria. Cleanup Plans will include a feasibility analysis, protective of human health and the environment. Reuse planning will include community design charrettes, site reuse goals, and discussions with the development teams and Brownfields committee to address site reuse directly related to Brownfields. Quarterly public meetings will discuss the results of the assessments and proposed remediation and reuse planning to solicit public input.

Schedule of Activities in 3-Year Period		Year 1				Year 2				Year 3			
		1	2	3	4	5	6	7	8	9	10	11	12
1	Establish BF Committee	•											
	Issue RFP/Select QEP	•											
	EPA reporting	•	•	•	•	•	•	•	•	•	•	•	•
	BF Committee meetings	•	•	•	•	•	•	•	•	•	•	•	•
2	Access agreements	•	•			•			•				
	Public meetings	•	•	•	•	•	•	•	•	•	•	•	•
3	Hazardous Substances P1 ESAs (8)		•	•	•	•	•	•	•	•			
	Hazardous Substances P2 ESAs (5)			•		•		•	•		•		
	Petroleum P1 ESAs (5)		•		•		•		•	•			
	Petroleum P2 ESAs (3)			•			•				•		
4	Hazardous Substances ABCAs (4)					•		•		•		•	
	Petroleum ABCAs (2)						•					•	
	Planning and Reuse Documents						•		•		•		•

²⁰ The Massachusetts Contingency Plan is the state’s environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.

Downtown Target Area

Task/Activity Lead (5 points)

The Town Administrator (TA) will serve as the Lead with support from the Economic Development (ED) Coordinator and the Assistant to the Town Administrator (TA Team), for *Task 1-Cooperative Agreement Oversight*, with support from the Brownfields Committee, QEP, Assessors Dept., and legal counsel. The TA Team will lead *Task 2-Community Engagement*, with support from our Project partners, Health Dept. and QEP, including the use of translators. For *Task 3-Phase 1 and Phase 2 Site Assessments*, the TA team will direct our QEP, which will include a LSP²¹, for execution of Task 3, report preparation, and interpretation of federal and state regulatory requirements and interfacing with regulatory authorities. The TA team will provide direction to Town staff for implementation support. The TA team will lead *Task 4-Cleanup and Reuse Planning*. We will obtain direction from our QEP on cleanup approaches and strategies. We will obtain support from our planning partners and economic development team for reuse. We will rely on our development Project partners to provide support on redevelopment support. We will rely on our Town Planner for reuse planning of the target area.

3.b. Cost Estimates and Outputs (15 Points)

Cost Estimates (10 points)

Budget Categories	Project Tasks-HAZARDOUS MATERIALS ASSESSMENTS				
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Phase I & Phase II Site Assessments	Task 4 Cleanup and Reuse Planning	Total
Personnel	\$4,000	\$4,000	\$ 4,000	\$8,000	\$20,000
Fringe Benefits ²²					
Travel	\$2,000				\$2,000
Equipment					
Supplies					
Contractual	\$3,200	\$3,200	\$157,700	\$13,900	\$178,000
Other					
Total	\$9,200	\$7,200	\$167,000	\$21,900	\$200,000
Budget Categories	Project Tasks-PETROLEUM ASSESSMENTS				
(programmatic costs only)	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Phase I & Phase II Assessments	Task 4 Cleanup and Reuse Planning	Total
Personnel	\$1,000	\$2,000	\$2,000	\$5,000	\$10,000
Fringe Benefits*					
Travel					
Equipment					
Supplies					
Contractual	\$800	\$800	\$83,600	\$4,800	\$90,000
Other					

²¹ In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment and governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.

²² Fringe Benefits are included in Personnel costs line item

Downtown Target Area

Total	\$1,800	\$2,800	\$85,600	\$9,800	\$100,000
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Task 1 Budget: Hazardous substances (*HS*): 80 staff hours (\$50/hr.) and \$3,200 QEP support; Petroleum (*PETRO*): 20 staff hours (\$50/hr.) and \$800 QEP support. Travel is for one EPA Brownfields conference (i.e., est. \$2K conference for airfare, hotel, per diem, and expenses).

Task 2 Budget: *HS Budget:* 80 staff hours (\$50/hr.) and \$3,200 QEP support;

PETRO Budget: 40 staff hours (\$50/hr.) and \$800 QEP support;

Task 3 Budget: *HS Budget:* 80 staff hours (\$50/hr.) and \$3,200 QEP support. 8 **P1 ESAs** (\$4,000 ea.); 5 **P2 ESAs** (\$24,500 ea.); *PETRO Budget:* 40 staff hours (\$50/hr.) and \$800 QEP support. 5 **P1 ESAs** (\$4,000 ea.); 3 **P2 ESAs** (\$22,600 ea.);

Task 4 Budget: *HS Budget:* 160 staff hours (\$50/hr.) & \$1,600 QEP support. 4 ABCAs (\$3,475 ea.); *PETRO Budget:* 100 staff hours (\$50/hr.) & \$800 QEP support. 2 ABCAs (\$2,000 ea.).

Outputs (5 points)

Outputs to be completed within the 3-year period of performance include a strong public outreach program that fosters collaboration and measures success; Project schedules and milestones for activities from pre-assessment through cleanup and reuse planning. Meetings, presentations, and materials, including multilingual documents, posters, flyers; Documents and reports, including Site inventories; QAPPAs for eligible sites; Site access agreements; Quarterly ACRES, P1 ESA and P2 ESA reports. P2 ESA data to assess potential risk to human health and/or the environment and determining if a state reporting threshold is triggered, and to support cleanup estimates and funding applications; ABCAs and Cleanup plans for site remediation and reuse plans. Cleanup cost estimates, incorporating proposed redevelopment scenarios; Cleanup plans to be incorporated into design and construction plans for redeveloped sites; Planning and reuse documents and presentations, including conceptual redevelopment design charrettes.

3.c. Measuring Environmental Results (5 Points)

Our anticipated outputs from the Brownfields Program include technical and quantitative reports to provide the Town with the next steps to move the sites forward. We will prepare quarterly reports and update ACRES to document site progress. Outcomes include developer purchase of privately-owned sites for cleanup and redevelopment. We will measure the qualitative and quantitative outcomes of community engagement. We will incorporate schedule flexibility to adapt to potential changes (i.e., staff, weather, property ownership, developer). We will measure project outcomes beyond the completion of the Brownfields Assessment program by increases in tax revenue, number of jobs created, decrease in crime, number of acres remediated/redeveloped, number of acres of greenspace created, kilowatt hours of renewable energy produced, miles of infrastructure upgraded, percent reduction in health issues, number of units of affordable housing, increase in transit (bus/rail) usage. Additional anticipated outcomes include decrease in homelessness, increase in awareness of EJ issues and decrease in EJ impacts, increase in public participation, increase in recreation (including pedestrians). We expect that some of the sites will trigger MassDEP reporting criteria outcomes and we will work with the Potential Responsible Parties (PRPs) to facilitate registration in the state voluntary cleanup program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (15 points)

4.a. Programmatic Capability (9 points)

4.a.i. Organizational Structure (5 points)

This grant will be managed through the Town Administrator and departmental staff, which is successfully managing multiple state grants. Together, these staff serve on multiple teams with the community, state and local officials and developers and serve as an integral force in the revitalization of the target area. They have also participated in community engagement and built

Downtown Target Area

teams of stakeholders. Our Town Administrator, Michael Gallagher, has served as Town Administrator since 2015 and has brought to the Town over 25 years of private sector and municipal administration experience and is leading the Town's revitalization and manages the Town's Capital Improvement Program. Our Assistant to the Town Administrator, Joseph Collins, will provide his social media expertise for the community engagement effort, along with ACRES support. Christopher Sweet, Town Treasurer/Tax Collector, will provide financial expertise to the Assessment program and Downtown target area revitalization. He has been in the Treasurer/Tax Collector post since 2012 and is a certified Massachusetts Municipal Treasurer. Our Town Planner, Nancy Runkle, will address planning needs for site redevelopment. Our DPW Director, Mark Hollowell, has over 30 years of Town experience and will continue to lead the Town on infrastructure improvements. Our Health Director & Agent, Anne Marie Fleming, will provide support to the team in responding to health concerns associated with Brownfields sites. Lyle Pirnie, Manager of Economic Development, with an extensive background in business development in both the private and public sector, will lead the Brownfields Committee and interface with the developer community. Our Conservation Agent, Shannon Palmer, will provide support on permitting requirements and buffer zones. In the event of staff turnover, the Town will rely on qualified employees that would become responsible for ongoing compliance/completion for the duration of the Grant period.

4.a.ii. Acquiring Additional Resources (4 points)

The Town has a wide range of municipal support staff and has partnerships with municipal and state agencies and the private sector in support of our planning and redevelopment programs. The Town will continue to partner with SRPEDD for planning support. Donald Sullivan has over 30 years of planning experience and has partnered with the Town on multiple planning projects. We will seek support from Fire, Police and Health Dept. personnel to provide safety, security and health support to assess Brownfields sites (i.e., potential discarded hypodermic needles, squatters, gang territory). We will work closely with Dept. of Public Works and to address infrastructure needs and to provide additional support during discussions with developers. The Town's Veterans Services Dept. and Council on Aging will provide support. We will work with the state Attorney General to seek Covenants Not to Sue. Additional state agency support includes DHCD²³, Mass. Dept. of Veterans Services, DPH, State Police, Dept. of Transportation and federal agencies include HUD and Veterans Affairs Dept.

4.b. Past Performance and Accomplishments (6 points)

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (6 points)

(1) *Accomplishments:* The Town was awarded a FY'18 Cleanup Grant for remediation of petroleum contamination at the Courtois Sand & Gravel site. We have established a Brownfields Committee and hired a QEP. We are currently preparing a Community Relations Plan (CRP) and Draft ABCA and will schedule a public meeting in late Winter/Early Spring. Our objective is to issue a RFP for a Cleanup Contractor in Spring 2019.

(2) Compliance with Grant Requirements (3 points)

The Town is in compliance with quarterly ACRES reporting requirements, including financial and progress reports and within budget. The Town has never had any adverse audits and is in full compliance with all compliance reporting, documentation and expenditure of funds management.

²³ Massachusetts Department of Housing and Community Development

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

1. Applicant Eligibility

The Town of North Attleborough, Massachusetts is eligible to apply for an EPA Brownfields Assessment grant because it is a General Purpose Unit of Government.

2. Community Involvement

The Town will provide clear and easily accessible information about the Brownfields program and each proposed Brownfield site. Information will be targeted at both the broader community and businesses and households in the target area. To quote our new Town Administrator, Michael Gallagher, *“One of my first orders of business will be to encourage openness and transparency across all departments by utilizing this forum to disseminate information. Leveraging technology to reach out to the community will be the mantra everyone in town government will hear”*. The Town will build on recent successful community engagement mechanisms we have conducted over the last 4 years, including online **community surveys** (Open Space and Recreation Survey, Proposition 2½ override, water main extensions) and **community forums**, including the Master Plan forum. The input from this community engagement was used to inform and develop the goals and strategies for the next five years and identify resources and activities to address community needs. Activities that will be undertaken under the Community Involvement Plan will include:

- ✓ Harness the power of our community organization partners to broaden our reach
- ✓ Developing and distributing multilingual brochures (both printed and electronic)
- ✓ Using Town, SRPEDD¹, and community organization websites to post project details notices, fact sheets, and opportunities for public engagement
- ✓ Utilizing partnerships with state agencies (i.e., MassDEP, MassDevelopment, DPH) to assist in community outreach and providing support on health concerns, regulatory requirements and revitalization
- ✓ Using Social media (i.e., Facebook, Twitter) to foster two-way communication
- ✓ Educate the community on health impacts associated with brownfields sites avoiding contamination (i.e., raised beds for gardening; lead paint awareness; avoid playing in dirt)
- ✓ Continue to conduct “user-friendly” online surveys to gather input
- ✓ Host informational booths at community events in the target area (i.e., farmer’s market, arts festivals, concerts, Town meetings)
- ✓ Conduct informational sessions at local schools to educate teachers and students
- ✓ Develop a mailing list of stakeholders in the target area and overall community
- ✓ Use of translators to accommodate our multi-lingual speaking residents
- ✓ Community newspapers, radio and NorthTV (public access TV) meeting coverage

We anticipate quarterly public meetings (over the 3-year period) to engage the community on the Brownfields process, assessment results, and input on the remediation and reuse process.

¹ Southeastern Regional Planning and Economic Development District (SRPEDD) is our regional planning agency

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/30/2019

4. Applicant Identifier:

4-0026387/26386

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Massachusetts

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of North Attleborough

* b. Employer/Taxpayer Identification Number (EIN/TIN):

04-6001246

* c. Organizational DUNS:

8080526790000

d. Address:

* Street1:

43 South Washington Street

Street2:

* City:

North Attleborough

County/Parish:

Bristol

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

02760-1642

e. Organizational Unit:

Department Name:

Town Administrator

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Michael

Middle Name:

H

* Last Name:

Gallagher

Suffix:

Title:

Town Administrator

Organizational Affiliation:

Chief Administrative Officer - Town of North Attleborough

* Telephone Number:

508-699-0100

Fax Number:

508-643-1268

* Email:

mgallagher@nattleboro.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Community-Wide Assessment-Downtown Target Area

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

MA

* b. Program/Project

04

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2019

* b. End Date:

10/01/2022

18. Estimated Funding (\$):

* a. Federal

300,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Michael

Middle Name:

H

* Last Name:

Gallagher

Suffix:

* Title:

Town Administrator

* Telephone Number:

508-699-0100

Fax Number:

508-643-1268

* Email:

mgallagher@nattleboro.com

* Signature of Authorized Representative:

Michael H Gallagher

* Date Signed:

01/30/2019